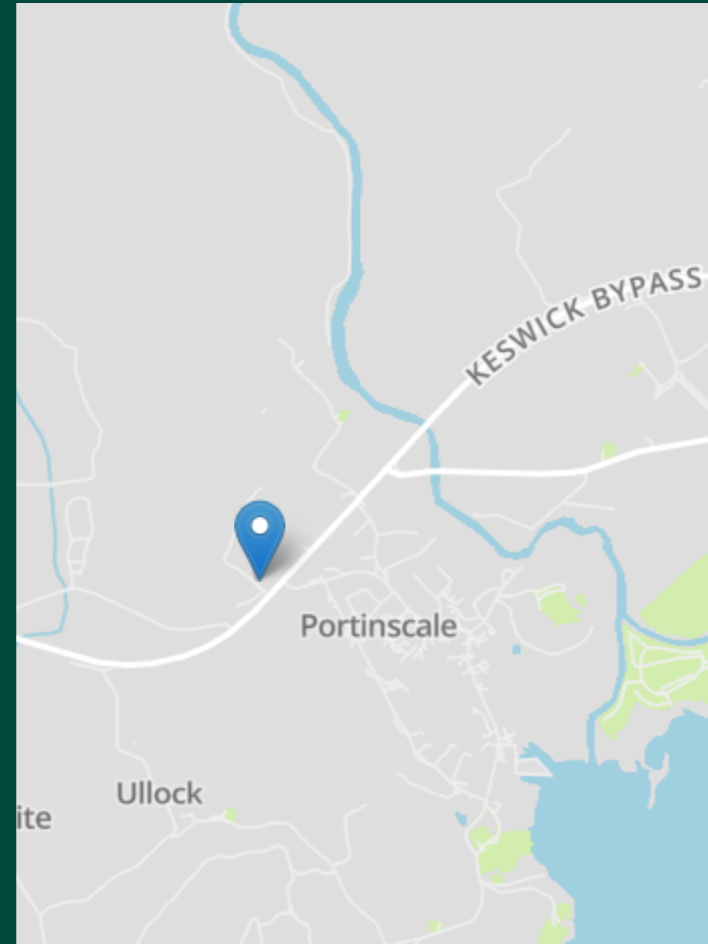


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	38	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0

PFK

Approximate total area**
1328.00 sq ft / 123.80 m²

Floor 0

Floor 1

PFK

Approximate total area**
856.45 sq ft / 79.32 m²

Floor 1



Spring Haven, Portinscale, Keswick, Cumbria, CA12 5RS

- 3 Bedroom Semi Detached House
- Set within .25 acre plot
- In need of modernisation and potential to extend subject to PP
- Garage and Gardens
- Fantastic lakeland views of Causey Pike & Skiddaw to name but a few
- Vacant possession with no onward chain
- EPC F

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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LOCATION

The property is one of two semi detached properties, adjacent to the A66, opposite the main village of Portinscale with extensive views towards the Lakeland fells. Portinscale has a warm community feel, it also has excellent facilities, including village hall, café/restaurant and two marinas on the shores of Derwentwater. It is a short road walk into Keswick, with an easy commute to a number of surrounding villages and towns including Cockermouth, Grasmere, Penrith and the M6 at Junction 40.

PROPERTY DESCRIPTION

This is a fantastic opportunity for a discerning buyer to modernise and extend this 1940's three bedroom semi detached house. Set within a .25 acre plot with panoramic views of the Lakeland fells and close proximity to Keswick and the A66.

The property currently provides driveway with parking, front garden and integral garage/workshop with its own WC. The accommodation briefly comprises entrance hallway, lounge with patio doors to the extensive rear garden, dining kitchen with walk in pantry, two double bedrooms and a good size single bedroom and bathroom to the first floor.

The views are outstanding and this property could easily be extended to provide a larger property subject to necessary planning permission.

GROUND FLOOR

Entrance Hall

2.73m x 1.31m (8' 11" x 4' 4") The property is accessed via double glazed front door leading into the entrance hall with stairs to the first floor.

Lounge

3.82m x 6.66m (12' 6" x 21' 10") A large lounge with feature fireplace housing multi fuel stove, feature bay window seat to front aspect with beautiful far reaching views. Patio doors leading out to the rear garden.

Kitchen

3.73m x 4.63m (12' 3" x 15' 2") A rear aspect kitchen fitted with a range of wall and base units and complementary work surfacing, oven, stainless steel sink with mixer tap and feature fireplace housing stove. Walk-in downstairs storage cupboard and fully tiled walk-in pantry with shelving and window. Door to garage.

FIRST FLOOR

First Floor Landing

3.06m x 1.07m (10' 0" x 3' 6") Rear aspect window and shelved airing cupboard housing hot water immersion heater.

Bathroom

1.65m x 1.77m (5' 5" x 5' 10") A rear aspect bathroom fitted with bath with electric shower over, WC and wash hand basin. Fitted cupboard.

Bedroom 1

3.49m x 3.71m (11' 5" x 12' 2") A double bedroom with front aspect box bay window, fitted wardrobe and electric radiator. Offers extensive views over the local fells.

Bedroom 2

3.19m x 3.62m (10' 6" x 11' 11") A front aspect double bedroom, again with extensive views towards Skiddaw and Latrigg fells, built in wardrobe and electric radiator.

Bedroom 3

A good sized rear aspect single bedroom with electric radiator and views toward the Lakeland fells.

EXTERNALLY

Garage, Parking & Gardens

5.12m x 6.46m (16' 10" x 21' 2") With dual aspect windows, up-and-over garage door, power and lighting. Cloakroom fitted with WC and wash hand basin with hot and cold water. Frost protection heater. Additional mains tap for hose pipe. To the front of the property is ample parking. Gates lead to the driveway and garage. To the front of the property, the garden enjoys a sunny aspect. The rear garden is extensive with mature planting and enjoying wonderful views of the surrounding fells. Also a solid fuel storage facility and large garden shed

ADDITIONAL INFORMATION

Referrals and Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2021 was £233.44; Landmark - EPC/Floorplan Referrals - EPC & Floorplan £66.00, EPC only £24.00, Floorplan only £6.00; Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains electricity, water and drainage. Electric night storage central heating and double glazing installed. Bird protection cowls fitted to chimney pots. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Keswick office, 017687 74546.

Directions: From the Keswick office, head along High Hill towards the A66 turning west and left towards Cockermouth. The property is almost immediately opposite the junction on the right hand side of the road.

